



**Seattle**  
Office of Housing

## 2017 Income and Rent Limits - Mandatory Housing Affordability

Income Limits published by HUD on April 14th, 2017

Effective April 14th, 2017

### AT INITIAL OCCUPANCY

per SMC subsection 23.58C.050.C.3.a

Income Limits		
Family Size	% of Area Median Income	
	40%	60%
<b>1 Person</b>	\$26,880	\$40,320
<b>2 Persons</b>	\$30,720	\$46,080
<b>3 Persons</b>	\$34,560	\$51,840
<b>4 Persons</b>	\$38,400	\$57,600
<b>5 Persons</b>	\$41,480	\$62,220

### AT TIME OF ANNUAL CERTIFICATION

per SMC subsection 23.58C.050.C.6.b

Income Limits		
Family Size	% of Area Median Income	
	60%	80%
<b>1 Person</b>	\$40,320	\$53,760
<b>2 Persons</b>	\$46,080	\$61,440
<b>3 Persons</b>	\$51,840	\$69,120
<b>4 Persons</b>	\$57,600	\$76,800
<b>5 Persons</b>	\$62,220	\$82,960

Affordable units designated for the Mandatory Housing Affordability (MHA) program are income restricted to a percentage of Area Median Income (%AMI) based on the net SF of the unit. Units with a net area of 400SF or less receive a 40%AMI designation, units with net area greater than 400SF receive a 60%AMI designation. The income cap to determine eligibility at the point of annual recertification changes from 40% to 60%AMI, and from 60% to 80%AMI, respectively. The unit's rent, however, is always determined based on the initial %AMI of the unit (40% or 60%AMI, see below).

Rent Limits		
Unit Size	% of Area Median Income	
	40%	60%
<b>&lt;400 SF</b>	\$672	-
<b>0 Bedrooms</b>	-	\$1,008
<b>1 Bedroom</b>	-	\$1,080
<b>2 Bedrooms</b>	-	\$1,296
<b>3 Bedrooms</b>	-	\$1,497
<b>4 Bedrooms</b>	-	\$1,671

The gross rent maximums shown in the table, left, assume that the costs of basic utilities are included in the rent. If the tenant pays basic utilities, a utility allowance must be deducted. Please refer to the Seattle Housing Authority's utility estimate schedule to determine the amount to be deducted. In addition, all mandatory recurring fees that are a condition of tenancy (i.e., not optional fees) must be deducted from the maximum rent.

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